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BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

March 14, 1974

Board of Appeal Referrals

1. Z-3042, Boston University, 264 Huntington Avenue, Boston
2. Z-3045, Anthony Wine, 37 Bowdoin Street, Boston
3. Z-3048, York Realty Inc., 168 Tremont Street, Boston
4. Z-3049, Blanchards Liquors, Inc., 2 Harris Avenue, Jamaica Plain
5. Z-3050, U.S. Steel & Carnegie Pension Fund, 942 Hyde Park Avenue, Hyde Park
6. Z-3052, Boston University, 214 Bay State Road, Boston
7. Z-3053, Estate of Louiza Sarkisian, 1035 Hyde Park Avenue, Hyde Park
8. Z-3054, Joseph & Mary Lawton, 20 Nixon Street, Dorchester

March 14, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 3/26/74

Petition No. Z-3042
Trustees of Boston University
264 Huntington Avenue
Boston

Petitioner seeks a variance to replace existing sign on exterior face of theatre building in a general business (B-2) district. The proposal violates the code as follows:

Section 11-2D. A sign attached at right angles to a building may project no more than five feet from the building; top of sign may be no higher than 25 feet above grade; area of sign shall not exceed 24 square feet on either side.

The property, located on Huntington Avenue near the intersection of Gainsboro Street, in the Fenway Urban Renewal area, contains a two-story masonry structure (School of Fine & Applied Arts). The proposal has been reviewed with the staff. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3042, brought by Trustees of Boston University, 264 Huntington Avenue, in the Fenway Urban Renewal area, for a variance to replace existing sign on exterior face of theatre building in a general business (B-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review approval.



Z-3042
264 HUNTINGTON AVE.
(B.P.)

WILLIAM E. CARTER

Board of Appeal Referrals 3/14/74

Hearing Date: 3/26/74

Petition No. Z-3045
Anthony Wine
37 Bowdoin Street
Boston

Petitioner seeks a forbidden use, a change in a non-conforming use and a variance for a change of occupancy from ten apartments and store to lodging house and restaurant in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Sale over the counter of on-premises prepared food or drink for off-premises consumption or for on-premises consumption, if as so sold, such food or drink is ready for take-out is forbidden in an H-2-65 district.		
Section 9-2. A change in a non-conforming use requires a Board of Appeal hearing.		
Section 23-1. Off-street parking is not provided.	6 spaces	0

The property, located on Bowdoin Street near the intersection of Derne Street, contains a five-story structure. The lodging use apparently has been existing for several years and is compatible with the general residential character of the neighborhood. The building is one of three on Bowdoin Street originally constructed with commercial space of which the last occupant was a hand laundry and which is now proposed to be utilized as a take-out restaurant. Following conditions are recommended: that no alcoholic beverages be served at any time; that the operation terminate no later than 11 p.m. each day; that all trash and refuse be stored inside the facility until time of disposal; that the interior and exterior of the premises be kept free of debris; that the petitioner comply with any restrictions imposed by the Beacon Hill Civic Association. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3045, brought by Anthony Wine, 37 Bowdoin Street, Boston, for a forbidden use, a change in a non-conforming use and a variance for a change of occupancy from ten apartments and store to lodging house and restaurant in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no alcoholic beverages be served at any time; that the operation terminate no later than 11 p.m. each day; that all trash and refuse be stored inside the facility until time of disposal; that the interior and exterior of the premises be kept free of debris; that the petitioner comply with any restrictions imposed by the Beacon Hill Civic Association.



Z-3045
37 BOWDOIN ST.
(B.P.)

Board of Appeal Referrals 3/14/74

Hearing Date: 4/2/74

Petition No. Z-3048
York Realty Inc.
George Shapiro
168 Tremont Street
Boston

Petitioner seeks a variance for a change of occupancy from a store to a store and eight apartments in a general business (B-10) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	50 ft.	0

The property, located on Tremont Street near the intersection of Mason Street, contains a five-story structure. Residential use would enhance the character of Tremont Street. Proximity of the Common and Public Garden mitigates the open space deficiency. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3048, brought by York Realty Inc., 168 Tremont Street, Boston, for a change of occupancy from a store to store and eight apartments in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Residential use would enhance the character of Tremont Street. Proximity of Common and Public Garden mitigates the open space deficiency.

Board of Appeal Referrals 3/14/74

Hearing Date: 3/26/74

Petition No. Z-3049
Blanchards Liquors, Inc.
Warren Cossitt (Lessee)
2 Harris Avenue
Jamaica Plain

Petitioner seeks a conditional use for a change of occupancy from electrical contracting sales and service to auto repair garage in a general business (B-1) district. The proposal violates the code as follows:

Section 8-7. A repair garage is conditional in a B-1 district.

The property, located on Harris Avenue near the intersection of Centre Street, contains a one-story masonry structure. The facility would specialize in the repair of foreign cars. Local neighborhood association has indicated support of the proposal. Staff recommends that all work be performed within the structure; that there be no exterior storage of vehicles; that the hours of operation be limited from 8 a.m. to 6 p.m. Monday through Saturday. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3049, brought by Blanchards Liquors, Inc., 2 Harris Avenue, Jamaica Plain, for a conditional use for a change of occupancy from electrical contracting sales and service to auto repair garage in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that all work be performed within the structure; that there be no exterior storage of vehicles; that the hours of operation be limited from 8 a.m. to 6 p.m. Monday through Saturday.



Z-3049
2 HARRIS AVE.
(J.P.)

Board of Appeal Referrals 3/14/74

Hearing Date: 4/2/74

Petition No. Z-3050
U.S. Steel & Carnegie Pension Fund
942 Hyde Park Avenue
Hyde Park

Petitioner seeks a variance to renovate a supermarket sign in a residential (R-.5) district. The proposal violates the code as follows:

Section 7-4. Size and height of sign are in variance with previous decision of Board of Appeal.

The property, located on Hyde Park Avenue near the intersection of Thatcher Street, contains a supermarket (First National). In 1957, a permit was inadvertently issued contrary to a Board of Appeal height proviso. Petitioner now proposes to reduce the height of the sign from 42 feet to 35 feet and replace existing "First National" designation to "Finast" with an unbreakable plastic face in an attempt to reduce vandalism. Proposal represents a significant reduction in size of an existing sign. Recommend approval.

VOTED: That in connection with Petition No. Z-3050, brought by U.S. Steel & Carnegie Pension Fund, 942 Hyde Park Avenue, Hyde Park, for a variance to renovate a supermarket sign in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal represents a significant reduction in size of an existing sign.

Z- 3050
942 HYDE PARK AVE.
(H.P.)



Board of Appeal Referrals 3/14/74

Hearing Date: 4/2/74

Petition No. Z-3052
Trustees of Boston University
214 Bay State Road
Boston

Petitioner seeks a conditional use for a change of occupancy from eight apartments to academic offices in an apartment (H-4) district. The proposal violates the code as follows:

Section 8-7. A university granting degrees by authority of the Commonwealth of Massachusetts is conditional in an H-4 district.

The property, located on Bay State Road near the intersection of Granby Street, contains a three-story structure. Proposed expansion is contrary to mayoral policy concerning university development and would eliminate much needed residential units. Petitioner should indicate by comprehensive plan housing and office space needs and possible solutions. Recommend denial.

VOTED: That in connection with Petition No. Z-3052, brought by Trustees of Boston University, 214 Bay State Road, Boston, for a change of occupancy from eight apartments to academic offices in an apartment (H-4) district, the Boston Redevelopment Authority recommends denial. Proposed expansion is contrary to mayoral policy concerning university development and would eliminate much needed residential units. Petitioner should indicate by comprehensive plan housing and office space needs and possible solutions.

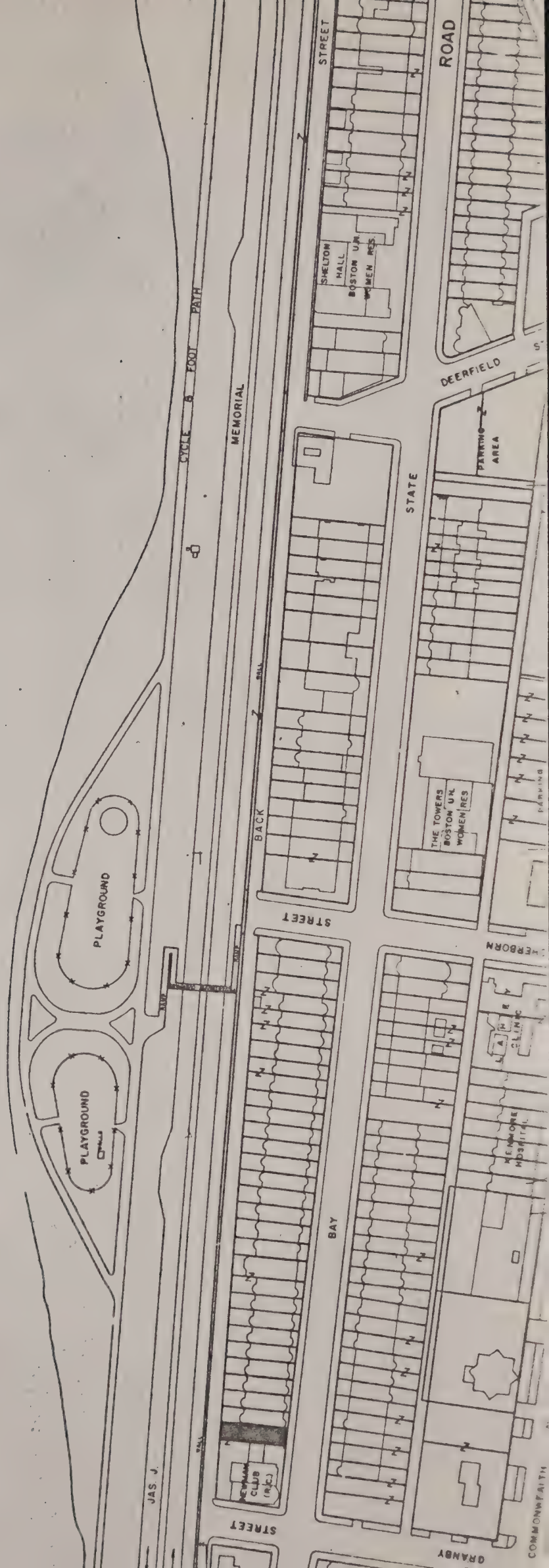
Z-3052

214 BAY STATE RD.
(B. P.)

BAS

RIVER

CHARLES



Board of Appeal Referrals 3/14/74

Hearing Date:

Petition No. Z-3053
Estate of Louiza Sarkisian
1035 Hyde Park Avenue
Hyde Park

Petitioner seeks a conditional use and a variance to erect a one story addition to a gas station - repair shop in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. Extension of a conditional use requires a Board of Appeal hearing.		
Section 20-1. Rear yard is insufficient.	20 ft.	0

The property, located on Hyde Park Avenue at the intersection of Westminster Street, contains a one-story structure. The 33 ft. x 12 ft. expansion, partially completed, would be utilized for storage. Recommend approval with service station guideline proviso.

VOTED: That in connection with Petition No. Z-3053, brought by Estate of Louiza Sarkisian, 1035 Hyde Park Avenue, Hyde Park, for a conditional use and a variance to erect a one-story addition to a gas service station - repair shop in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the facility conforms to Board of Appeal guidelines for gas service stations.

Z-3053
1035 HYDE PARK AVE.
(H.P.)



Board of Appeal Referrals 3/14/74

Hearing Date: 4/9/74

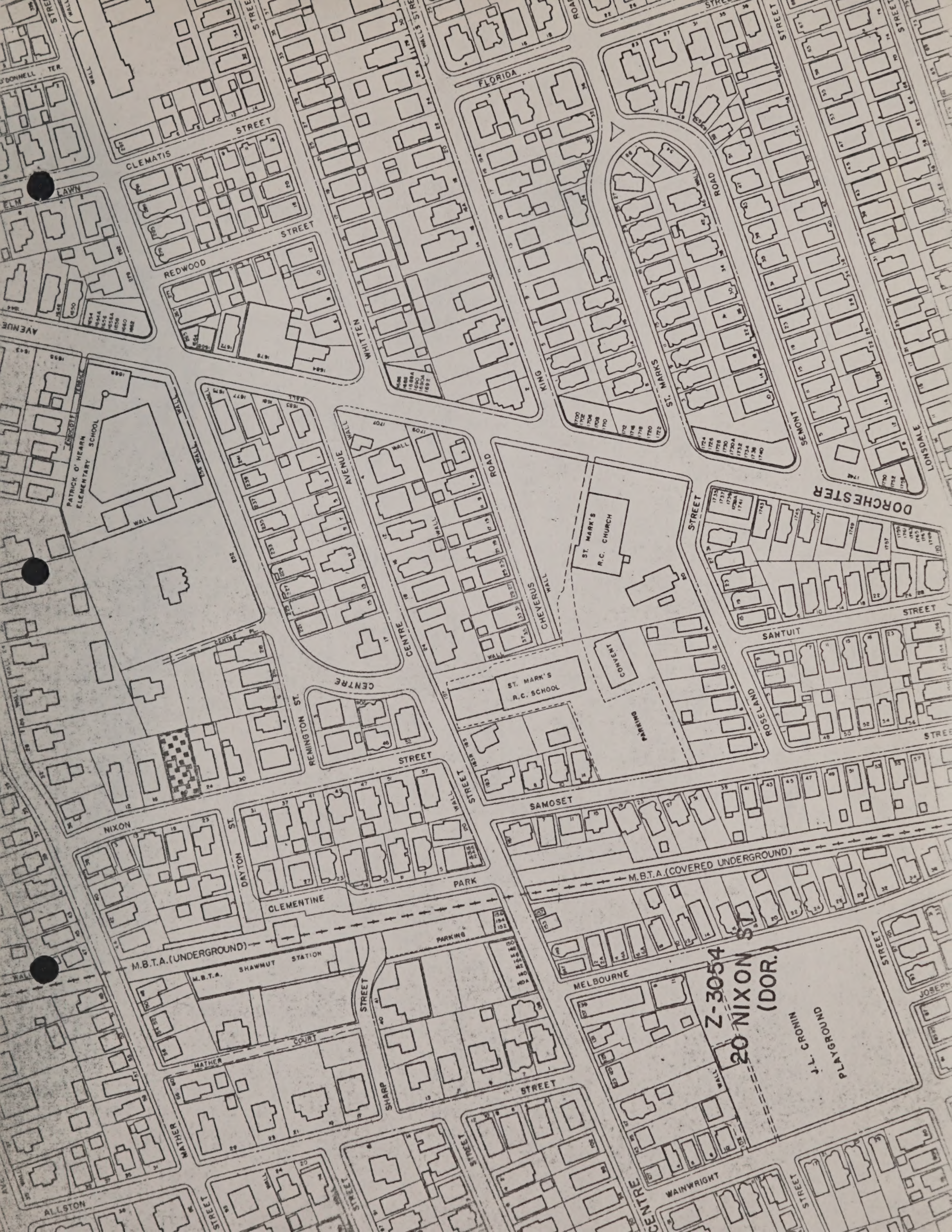
Petition No. Z-3054
Joseph F. & Mary A. Lawton
20 Nixon Street
Dorchester

Petitioner seeks a forbidden use and six variances for a change of occupancy from a one-family dwelling to four apartments in a residential (R-.5) district. The proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and not meeting the requirements of lot area, open space and off-street parking is forbidden in an R-.5 district.		
Section 14-1.	Lot area is insufficient.	2 acres	5800 sf
Section 14-3.	Lot width is insufficient.	200 ft.	50 ft.
Section 14-4.	Street frontage is insufficient.	200 ft.	50 ft.
Section 16-1.	Height of building is excessive.	2 stories	2½ stories
Section 17-1.	Open space is insufficient.	1000 sf/du	
Section 18-1.	Front yard is insufficient.	25 ft.	20 ft.

The property, located on Nixon Street near the intersection of Mather Street, contains a 2½ story frame structure. Rehabilitation would restore this former tax title abandoned and deteriorated structure to a productive occupancy. Community is in favor of the proposal. Recommend approval.

VOTED: That in connection with Petition No. Z-3054, brought by Joseph F. & Mary A. Lawton, 20 Nixon Street, Dorchester, for a forbidden use and six variances for a change of occupancy from a one-family dwelling to four apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Rehabilitation would restore this former tax title abandoned and deteriorated structure to a productive occupancy. The community is in favor of the proposal.



Z-3054

20 NIXON ST.
(DOR.)